



महाराष्ट्र MAHARASHTRA



जोडपत्र - 1
क्र. 075725
2019
VT 147524
मुद्रांक विक्री नोंदवही अनु. क्रमांक दिनांक
मुद्रांक विकत घेणा-याचे नाव MAHINDRA HAPPINEST DEVELOPERS LIMITED
रहिवासी पत्ता MAHINDRA TOWER, 5TH FLOOR,
सही DR. G. M. BHOSALE MARG,
परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक) WORLI, MUMBAI - 400 018
परवाना क्र.: 1201033
जसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शॉप नं. 2 आनंद पॅलेस
बिल्डींग, भवानी चौक, टेंडी जाका / टाणे (प).
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मदार्त खरेदी तेन्त्यापासन सहा महिन्यात तापरणे तंशनकारक आहे)



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

AFFIDAVIT CUM DECLARATION

We, MAHINDRA HAPPINEST DEVELOPERS LIMITED, a Company incorporated and registered under the Companies Act, 2013 and having its Registered Office at Mahindra Towers, 5th Floor, Worli, Mumbai – 400018, the Promoter of the new project through its Authorized Signatory Mr. Amit Pal authorized by Board Resolution dated 24th October, 2017, do hereby solemnly declare, undertake and state as under:

1. That we are the owner of all that piece or parcel of freehold land situated, lying and being at Village Ranjnoli, Taluka Bhiwandi, District Thane, Maharashtra, admeasuring 36,635.67 sq.mtrs. or thereabouts and has a legal Title to the same. M/s. DSK Legal, Advocates & Solicitors has issued the Title Report dated 04/11/2019 certifying out title to the said land.
2. That the Project Land is free from all encumbrances.
3. That the time period within which this Real Estate Project shall be completed by me/promoter from the date of registration of Real Estate Project shall be, for Tower No.1: December 2023, Tower No.2 : December 2023 and Tower No. 6 : December 2023. The details of the same are as under:



Tower No.1 will consist of Ground floor + 14 upper floors. Tower No.2 will consist of Ground floor + 14 upper floors. Tower No.6 will consist of Ground floor + 22 upper floors. Tower No.1, Tower No. 2 and Tower No.6 are collectively referred to as “the said Towers”. The said Towers shall have commercial and residential apartments. The residential apartments situated in the said Towers is “the Real Estate Project” for the purpose of this Affidavit cum Declaration. The details of the configuration of the apartments in the Real Estate Project are as under:

Type of Apartment	No. of Apartments		
	Tower No.1	Tower No.2	Tower No.6
1 BHK-A	82	82	Nil
1 BHK-B	55	83	Nil
1 BHK-C	1	3	Nil
1 BHK-D	1	3	Nil
2 BHK-A	Nil	Nil	85
2 BHK-B	Nil	Nil	88
2 BHK-C	Nil	Nil	4
2 BHK-D	Nil	Nil	2
TOTAL	139	171	179

We as a Promoter has intend to construct 7 number of buildings (Towers) consisting of residential and commercial apartments and one Multi-level Car Park building (“MLCP building”) and one Club House, out of FSI of 905.04 sq.mtrs., on the Project Land in the following manner:

Real Estate Project	Tower No.	No. of floors	Residential Apartments	Commercial Apartments	Status of the Project under RERA
A	Tower No. 1 (Residential)*	Ground floor + 14 upper floors	139	separate real estate project	Approved
	Tower No. 2 (Residential)*	Ground floor + 14 upper floors	171	separate real estate project	

	Tower No. 6 (Residential)	Ground + 22 upper floors	179	0	
	Future Development	Upto 4 towers having aggregate residential apartments and commercial units comprising of Ground + 14 to 22 upper floors	xxx	xxx	Proposed
	MLCP Building ^s	Ground + 9 upper floors	Nil	Nil	upto 722 no. of car parks
	Club House	G+1	Nil	Nil	Nil

All above Real Estate Projects are hereinafter collectively referred to as "the Project" and named as "Happinest Kalyan". The terms Project and Happinest Kalyan are used inter-changeably.

*The Ground Floor of these Towers No.1 & 2 will have commercial apartments.

^s The covered car parking spaces in MLCP Building can be purchased by the allottees of residential and commercial apartments.

4. That seventy per cent of the amounts to be realized hereinafter by us for the Real Estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 and as per the circulars, notification issued by the RERA Authority from time to time.
6. That we shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. We shall take all the pending approvals on time, from the Competent Authorities.
8. That we shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, constructed /to be constructed in a Real Estate Project.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this 4 NOV 2019 day of _____.




Deponent



ATTESTED BY ME

K. B. RAJBHAR
Reg. No. 10531 B.Com.LL.B.
NOTARY (GOVT. OF INDIA)
9, Rajbhar Co-op. Society Ltd.,
Opp. Bldg. No. C, B.P.T. Colony,
Govandi (E) Mumbai - 400 088

4 NOV 2019